

MINUTES ADOPTED BY CITY COUNCIL

October 30, 2006
Greenville, NC

The Greenville City Council met in a joint meeting with the Pitt County Commissioners on the above date at 6:00 p.m. in the City Council Chambers of City Hall. The meeting was called to order by Mayor Parrott and Chairman Garris. The invocation was offered by Vice-Chairman Ward, and the Pledge of Allegiance was led by Mayor Pro-Tem Council. The following were present.

City

Mayor Robert D. Parrott
Mayor Pro-Tem Mildred A. Council
Council Member Ray Craft
Council Member Pat Dunn
Council Member Rose H. Glover
Council Member Chip Little
Council Member Larry Spell
City Manager Wayne Bowers
City Attorney Dave Holec
City Clerk Wanda Elks

County

Chairman Jimmy Garris
Vice-Chairman Beth Ward
Commissioner Glenn Bowen
Commissioner Tom Coulson
Commissioner David Hammond
Commissioner Eugene James
Commissioner Melvin McLawhorn
Commissioner John Minges
Commissioner Mark W. Owens, Jr.
County Manager Scott Elliott
County Attorney Joanne Borgdorff
County Clerk Trish Staton

Chairman Owens and Mayor Parrott thanked everyone for attending the joint meeting.

APPROVAL OF AGENDA

Motion was made by Council Member Dunn and seconded by Council Member Craft to approve the agenda as presented. Motion carried unanimously.

Motion was made by Commissioner James and seconded by Commissioner Bowen to approve the agenda as presented. Motion carried unanimously.

GREENVILLE/GREENVILLE UTILITIES COMMISSION/WINTERVILLE COMMITTEE REPORT

City Manager Bowers reminded the group that the City of Greenville, Town of Winterville and Greenville Utilities Commission appointed members to a committee in November 2004. The charge of the committee was to coordinate future growth between Winterville and Greenville. Representing the City of Greenville were Council Members Pat Dunn and Chip Little; representing Greenville Utilities were Commissioners Bryant Kittrell and Lester Brown; and representing the Town of Winterville were Doug Jackson and Bill Whisnant. The committee met twelve times and recommended that two agreements be brought forward. The first agreement is a three-party agreement, which recognizes the line between the municipalities. The line was built on several earlier agreements that go back to the 80's when the municipalities and Greenville Utilities agreed on service lines. This agreement extends the line westward, recognizing that the old lines established on old agreements needed to be extended to capture new development. It is basically an annexation agreement between the two municipalities, involving Greenville Utilities as far as being a line establishing water and sewer service areas. The agreement is being considered by the three bodies. The second agreement includes Pitt County and is a four-party agreement built on the first agreement. This agreement defines a line which establishes the extraterritorial jurisdiction for the City of Greenville and for the Town of Winterville. On August 9, 2005, James Rhodes and the County Manager attended a meeting to go over the procedures in place for extension of the extraterritorial jurisdiction. Where Greenville and Winterville touch, there is a terminus of two municipalities at two places. The proposal is included in the agreement. This is not a formal request for extraterritorial jurisdiction expansion. It is to give a preview of what will come to this group if this is fully approved by the three parties. Proper notices will have to be given and proper procedures followed. The request that will come before the County at a later date is for a future extraterritorial jurisdiction that would be three miles as is allowed by the Statute. This is a part of the urbanized area. The City will be sending a proposal to the County for approval. City Manager Bowers said that this is not a formal request tonight; he just wanted to give an overview of the work done over the last two years.

Mr. Anthony Bowers, Town Manager of the Town of Winterville, thanked the committee for the work they have done in the past and stated that this is a proactive approach to government. It is positive that government can come together to work on issues before they become issues. He stated that an extraterritorial jurisdiction allows areas that will eventually become a part of the municipality to start planning so that in the future when it becomes a part of the municipality, it will meet the standards. The standards for municipalities are different than for counties. While the county does have needs, the needs are different. Having a larger extraterritorial jurisdiction reduces the chances of problem areas. Municipalities are the center for growth and development and where the population generally exists. This is a win-win for the counties, towns and cities working together. Being proactive and saying the governments can work together is a positive thing.

Mr. Ron Elks, General Manager/CEO of Greenville Utilities Commission, stated that there have been a number of successful agreements with Winterville regarding the boundary limits, and it is exciting to be able to expand those. One example that has been very successful is the southwest sewer area behind Pitt Community College, which originally began as a test area to provide sewer service to a highly developed area with sewer problems. Through a cooperative arrangement with the parties, a background outfall that serves about 2000 acres was provided and has been in service since 2000. This is a good example of working together. There are over 37,000 feet of sanitary sewer in that area now and it has grown substantially. This would not have happened without the sewer service. Because of it, 1100+ lots have been platted and some are under construction. The total number of services in that area is approaching 2500. Working together cooperatively with customers who had failing systems has allowed that area to be able to grow, and sanitary sewer has been able to go there without having to retrofit.

Upon being asked if there will be a public hearing when the County discusses the extraterritorial jurisdiction, the boards were informed that there would be a public hearing before the County Commissioners and one before the City Councils.

Commissioner James stated that there hasn't been much growth across the river in 50 years, because nobody on the south side of the river wants to go over there. This is not a win/win situation if it is not going to help the people living there. The people north of the river want to control their own well-being. When they are in the extraterritorial jurisdiction and can't vote for the representatives, they feel they are in a dead zone.

Commission Coulson expressed discontent with having an extraterritorial jurisdiction for planning purposes because of what he sees in Cherry Oaks. Every time it rains, there is a flood in that subdivision. The federal government, state government and county say they can't do anything and the City doesn't accept responsibility for it. A comprehensive plan is needed whereby all the communities will come together and formulate something so that if a builder decides to build in an area without sewer, he needs to put in a septic system, a sewer system, and the houses already run to it so that when Greenville Utilities runs a sewer line to that area, it can be connected at the end of the road. That would make annexations easier and more cost effective. The suggested comprehensive plan would eliminate sprawl and growth can be directed with utilities.

After discussion, Mayor Parrott explained that the purpose of an extraterritorial jurisdiction is to keep another Cherry Oaks from happening. People living in the extraterritorial jurisdiction have the opportunity to serve on City boards, allowing them to have representation within the governing body. When Cherry Oaks was developed in the county, floodwater management, etc. was not required, and it is now. The City also now requires interconnectivity in the subdivisions and sidewalks are required. A study has been done in the southwest quadrant in the area being considered, and there will be 25,000 people living in the area within the next ten years. If something isn't done, it will be a hodgepodge situation. To have to retrofit a subdivision is very expensive, and the City doesn't want to do that. It is important to get the support of the County Commissioners because of flood water management, etc. The City requirements for development can be coordinated within the city or the subdivisions will be developed without urban standards. It is important to be able to control some of this growth.

Commissioner Coulson stated that a comprehensive plan needs to be formulated among all groups. If the two groups each do something separately, it will be self-serving for each.

After discussion between Mayor Parrott and Commissioner Coulson regarding the sewer problems in Cherry Oaks Subdivision, Council Member Little stated that he was on the joint committee. When the process started, Winterville took on an accelerated part of the scope. Maybe a good working plan among all groups does need to be developed and looked at more comprehensively. Any new developments in Greenville's extraterritorial jurisdiction would fall under Greenville's standards, and the City doesn't allow subdivisions not to be sewerred.

Mayor Parrott asked Commissioner Coulson if the County would be receptive to helping the City put sewer in Cherry Oaks to alleviate some of the problems there, and Commissioner Coulson responded that he is not talking about the County paying for that. The City knows what the problem is.

Vice-Chairman Ward stated that there aren't many good examples of good control of stormwater runoff and drainage. She asked if that is something statewide.

Council Member Little responded that the City has a detailed stormwater policy.

Commissioner Minges suggested that consideration be given to having a joint City/County planning department so that the same policies would be used and builders wouldn't have to wonder which one to abide by.

Mayor Parrott stated that they can have joint meetings; however, planning in an urban environment is different than in a rural environment. He felt it was better to keep them separate.

Council Member Dunn stated that when people build in the country, they don't have to worry about a lot of things. When houses are put close together, problems begin to develop a mile or two down the road. The City is trying to get ahead of the game and avoid the kinds of problems that are being experienced in Cherry Oaks.

Commissioner McLawhorn stated that he is concerned about the cost, because they are dealing with homeowners who cannot afford the cost of annexation. He feels this could be a collaborative effort. He was reading a national article this weekend and noticed that a lot of cities and counties are coming together and it is beginning to work in certain areas. It is worth looking into.

Commissioner Hammond stated that it is unique being a County Commissioner who lives in the City. He asked to be excused from the meeting as he has a prior commitment to attend to.

Chairman Garriss stated that this item would be discussed more in the future.

THE FERGUSON GROUP UPDATE ON FEDERAL AGENDA

Ms. Leslie Mazingo stated that she and Melissa Hyman of the Ferguson Group have been working with the City of Greenville for three years and the County for one year. The primary focus has been to secure funding for projects. Ms. Hyman reported on the 2007 accomplishments of the Ferguson Group on behalf of Pitt County and the City of Greenville.

Tenth Street Connector. The request for this project was \$5 million. To date, \$1 million has been committed by the Senate and \$0 in the House.

West Greenville Revitalization. The request for this project was \$300,000. To date, \$200,000 has been committed in the Senate and none in the House.

24-Hour Mental Health Crisis Facility. The request for this project was \$250,000, and that is pending.

Biotechnology Incubator. The request for this project was \$300,000, and that is pending.

Gang Prevention Activities. The request for this project was \$250,000, and that is pending.

Career-Technical Education Academies.. The request for this project was \$250,000, and that is pending.

Martin Luther King, Jr. Boulevard Improvements. The request for this project was \$1 million, and that is pending.

Ms. Hyman stated that what Congress does in the next month is dependent on the election. She is scheduled to return to Washington on November 13. History indicates that not much can be accomplished if the election results in changes in party leadership. It is not expected that much will happen until December. The GOP leaders remain focused on upcoming elections. Two of the 11 regular appropriations acts for FY 2007 have been enacted into law. The House has passed all but one of their bills, and the Senate has not considered any of their nine remaining regular appropriations acts. The most likely scenario is a continuing resolution or enactment of an omnibus appropriations act. Ms. Hyman suggested that the group, in order to retain the \$1.2 million considered by the Senate, should contact Senators Burr and Dole and Representatives Butterfield and Jones, generate local letters of support for the Tenth Street Connector and West Greenville Revitalization, and generate media attention to show the importance of projects and pending funds. She also suggested that in order to secure funding for additional projects, they need to contact Senator Burr to remind him of his support for the Biotechnology Incubator project and have East Carolina University and the private sector of the community advocate on behalf of the project.

Ms. Hyman concluded by stating that only a few communities got more than one project funded as Greenville did. Greenville and Pitt County are doing everything right. Two of the projects were funded. She thanked the elected officials for their hard work. She asked the group to thank

the Congressional delegation for what they have done and convince them that what they do to improve the community will go a long way.

Upon being asked what the chances are of getting funding for the Biotechnology Center, Ms. Hyman stated that Congress is going to come back into session after the election. Depending on the outcome of the election, should there be action on the spending bills, it is imperative that the City and County contact Senator Burr and see if there is anything he can do to get money.

Upon being asked if Federal legislation will supercede State legislation on local franchising, Ms. Hyman replied that she believed it would. It would hinder the City's ability to legislate the franchising.

Upon being asked if the Ferguson Group helped the Town of Ayden get the Art Center, Ms. Hyman replied that the Town of Ayden did that independently of the Ferguson Group's efforts.

Upon being asked when lobbying should begin and if personal visits are better, Ms. Hyman replied that letters and phone calls are effective, and phone calls work best. She will draft talking points to help them make those calls. Depending on the outcome of the election, she will see what they take up at the end of the year, if anything. Mid-November would be a good time to start the lobbying campaign.

Mayor Parrott thanked Ms. Hyman and Ms. Mozingo for what they do for the community.

WEST GREENVILLE INTERGENERATIONAL COMMUNITY CENTER

City Manager Bowers introduced a project that City staff and the City Council have been involved in for about a year. The City has acquired the St. Gabriels Church property on Martin Luther King, Jr. Drive and will work with the University to provide a facility to provide services. This joint venture will benefit the community and the university. The property consists of five buildings and the City paid \$600,000 for the property, \$400,000 of which was paid for by West Greenville Revitalization bonds and \$200,000 that was a private donation. The City is working with partners to carry out the projects.

A video of the St. Gabriels facility was shown.

City Manager Bowers stated that on September 15, the City signed a memorandum of understanding with East Carolina University for a three-year period on the convent property to coordinate uses. Dr. Karla Hughes and Dr. Leslie Bass have laid the groundwork for the future in this community through their efforts and have established a lot of good contacts. The City is also working with Pitt Community College to provide coursework such as school diploma equivalency, human resource development, job skill training and English as a second language. Dean David Lusk is also a partner from Pitt Community College. At some point, it is hoped that Pitt Community College will be asking Pitt County for a contribution as far as rental for the facility. East Carolina is paying a small amount for maintenance. It is hoped that this venture can be self-perpetuating. In the future, the City hopes the County will lend a favorable ear to a

small amount for rent. Also, there may be other county functions that may want to provide services through the St. Gabriels site.

Commissioner McLawhorn stated that this is a good venture. With the renovation and revitalization in West Greenville, it will serve as a positive avenue for the youth and citizens to be involved.

Upon being asked who will be managing the facility and whether it will be treated like other city properties, City Manager Bowers stated that East Carolina University will be managing the facility. Dr. Bass has been working with Pitt Community College to put together a steering committee. It is intended for this facility to be available for community meetings. The City's plans are to keep a meeting room.

Council Member Glover commended the City Manager for making this happen. She stated that she is excited about the partnership and what they will be able to do with the University and Pitt Community College. Dr. Bass and Dr. Hughes have built some partnerships within the community. She is glad that East Carolina University has agreed to oversee the program and evaluate programs to be sure they are giving persons in the community what they need.

Council Member Dunn stated that in terms of the comprehensive approach and trying to revitalize the community, if something is not done for the people, it will not be effective. East Carolina University going into the community will round out what needs to happen in that community, and the combination can only be positive. This is a wonderful opportunity for people in the City.

Upon being asked if having a police officer's family living in the building had been finalized, City Manager Bowers replied that it has not been nailed down. The Chief of Police is working with an officer. That would be a good outreach effort that would be good for the City and community.

LIBRARY FUNDING

City Manager Bowers stated that the City has been the primary funding source for Sheppard Memorial Library, with the County first providing funding in 1935. The current funding arrangement of the County paying 1/3 of the local general funding and the City paying 2/3 of the local general funding has been in place since the late 1960s. The funding sources for 2006-2007 will be \$953,735 by the City (46%), \$476,867 by Pitt County (23%), \$202,448 by the State of North Carolina (10%), \$113,206 by the Town of Winterville (5%), \$23,155 by the Town of Bethel (1%), and \$318,838 by other sources (15%).

Mr. Willie Nelms, Executive Director of Sheppard Memorial Library, stated that he has had conversations with Harvey Lewis about donating land in the same area of Greenfield Terrace. Mr. Lewis was making plans with the Boys and Girls Club to donate land for that. After several meetings with Mr. Lewis and the Boys and Girls Club, they agreed that a portion of the land originally planned for the Boys and Girls Club could be used for a branch library. This was an executory interest in which the City of Greenville will receive once the final plats are recorded.

The City's ownership in 2.3 acres will become effective if funds to build the library are included in the City's budget within five years. If it does not occur, the property will continue to be owned by the Boys and Girls Club. Greenfield Terrace Park is at the lower end of the property and will be near the Boys and Girls Club to benefit those youth. It will be a good symbiotic relationship and will be near a health center. A 5200 square foot library is proposed that would be similar to the one in Winterville. The land would allow doubling the branch if needed in the future. The library would be a full service branch like Carver Library with 20 computers and over 1000 audiovisuals and books. It is estimated that the building, furnishings and fixtures would be \$1.1 million, and the annual operation budget is estimated to be \$120,000. It is included in the City's Capital Improvement Program; however, there are no funds for the building. Based on his previous experience with other libraries he has seen built, there may be funds for computers. The Friends of the Library can help get furnishings. He wanted to make this group aware of this. Mr. Lewis is willing to donate the land. The Boys and Girls Club is excited about it and has agreed to do some of the grading for the land, etc. If funding is not there within five years, it will revert back to the Boys and Girls Club.

Council Member Dunn suggested that people use the larger libraries that are available, such as the one at Pitt Community College and the ones in the elementary and high schools.

Council Member Glover stated that the proposed library will be more accessible than school libraries and those facilities and will cost less to operate. This group needs to consider doing that jointly. It is an ideal place and a lot of people over there are saying that is something they would really like.

Commissioner James stated that this would be a good thing since it is in the City if the City would build it and go on. The County has educational problems to fund and deal with. As far as location, Belvoir Elementary School is only two miles away.

Council Member Glover stated that they need to not only think about the children but with the older individuals as well. Belvoir Elementary Library is probably set up on an elementary level. City libraries are set up for all ages, which is an asset to any community.

Commissioner James stated that he agrees and supports it 100%.

Mayor Pro-Tem Council concurred that libraries are important for all age groups and stated that it would be great to have one north of the river.

Commissioner Bowen stated that other areas in the County want a library, too.

Mayor Parrott stated that a Boys Club is being worked on in Ayden.

CITY OF GREENVILLE UPTOWN REVITALIZATION

Mr. Merrill Flood, Community Development Director for the City of Greenville, stated that the uptown revitalization project calls for a number of activities and programs to occur in the vital areas of the city. There are opportunities for mixed uses to bring people back downtown.

Projects planned include a hotel/alumni center, expansion of Sadie Saulter School, Historic Warehouse projects, West Greenville business programs, an assisted living center, West Greenville multi-family development, streetscape improvements, West Greenville rezonings, First Street redevelopment, Intergenerational Community Center, Intermodal Transportation Center, Regional Science Center, TIF District, and an uptown community theater. Improvements are needed in the downtown to make it an active downtown, meaning more office construction, streetscaping, etc. With the First Street Redevelopment Project Area, an instant attraction is the Tar River. Mr. Flood thanked the County for renovating the County Courthouse, which added to the revitalization efforts. It is hoped that this project will create a stronger connection between the uptown, East Carolina University, and the Medical Center and create a stronger connection between Martin Luther King, Jr. Drive, the Evans Street node and the Town Commons. Activity will be pulled down the length of Evans Street. First Street Redevelopment Design Principles include mixed-use, street wall, pedestrian-friendly atmosphere, reconnecting the commons, having properties contemporary but compatible to existing land uses in downtown and redefining the street wall on First Street. By creating residential or multi-family on top floors and retail on the first floor, there will be the amenity of having riverfront property in Greenville.

Council Member Spell stated that a lot of the property on First Street is County property. He asked what the County Commissioners' thoughts are on recreating office space to create more of a business district.

Chairman Garris replied that it goes back to money. They may be able to do something one day; however, they will have to decide whether to put it downtown or on the county campus north of the river. At this time, they don't have the capital money to do that. They have ideas, but nothing concrete.

Mayor Parrott stated that if the County comes downtown, the City may be able to work with them on parking decks, etc.

Commissioner Owens stated that the County has been very interested in the development of downtown. They expanded the courthouse but did not bring the jail downtown. They are for bringing good things downtown.

Commissioner Coulson questioned what would be done with traffic and stated that the City has an overly aggressive towing policy. If this area is all developed downtown, he wonders where people will park. Parking decks are predator magnets.

Mayor Parrott stated that the only way he knows to handle the additional cars is to have parking decks.

Upon being asked about the hotel/alumni center, Mr. Flood stated that this is a partnership project that is still in the developmental stage. This is an opportunity that is being worked on.

Commissioner Ward stated that Greenville is the growing municipality in Pitt County. She knows there is a lot of aggressive planning going on on the other side of Tenth Street toward the

stadium that hasn't come together. A lot of these ideas have come forward. She likes the idea and thinks that maybe they will be able to come downtown.

Mayor Parrott stated that on behalf of the Council Members, he would like to thank the County Commissioners for meeting and sharing ideas. It is important for the City to keep them informed, and any advice the County Commissioners want to give along the way is welcomed.

Chairman Garris stated that this was a good meeting with healthy discussion.

ADJOURN

Motion was made by Commissioner Minges and seconded by Commissioner James to adjourn the meeting at 8:10 p.m. Motion carried unanimously.

Motion was made by Council Member Dunn and seconded by Council Member Spell to adjourn the meeting at 8:10 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, MMC
City Clerk